**KLEIN & HEUCHAN, INC REALTORS**
Commercial/Investment/Real Estate Services

OFFICE / WAREHOUSE
FOR SALE
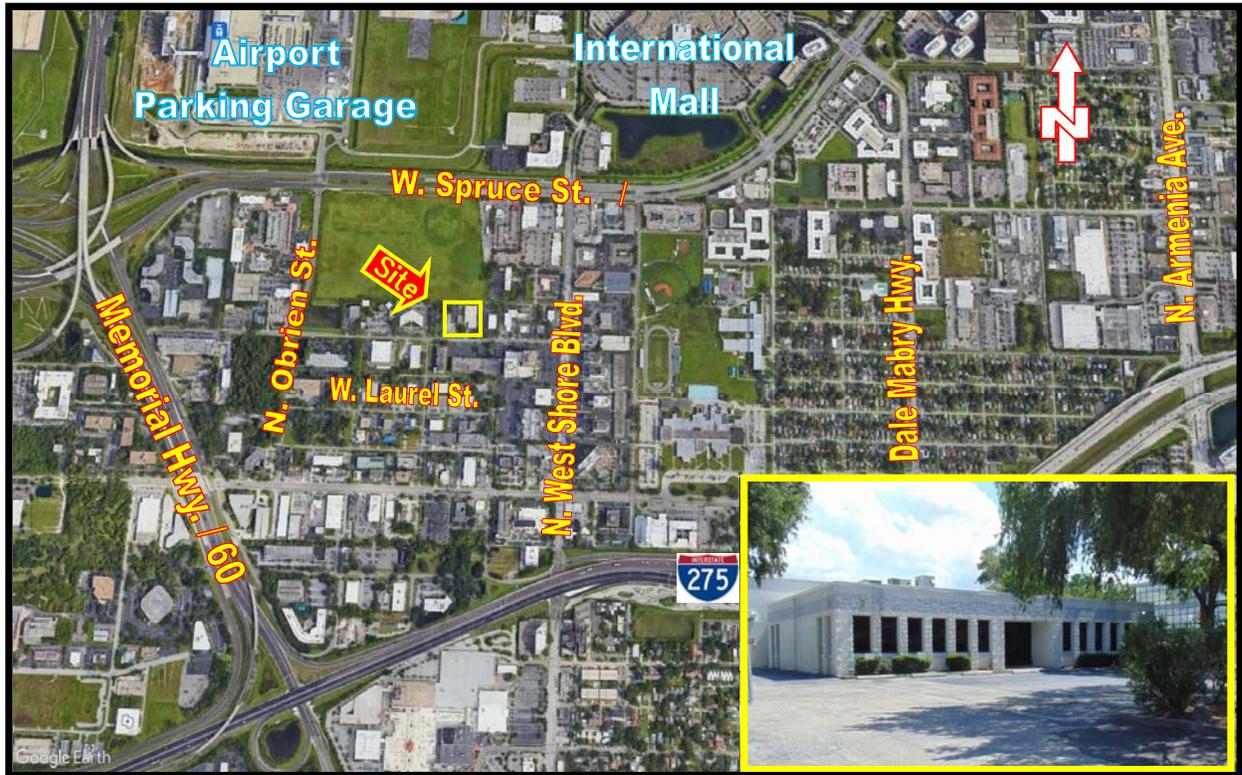
4913 W. LAUREL ST.
TAMPA, FL 33607

- 20,850 TOTAL SQUARE FEET
  - ❖ 10,242 SF OFFICE
  - ❖ 10,608 SF WAREHOUSE

- FULLY AIR CONDITIONED

- HEAVY 3-PHASE POWER

- BACK-UP GENERATOR

- 2 GRADE LEVEL DOORS/DOCK LEVELERS

- **SALE PRICE: $5,800,000**
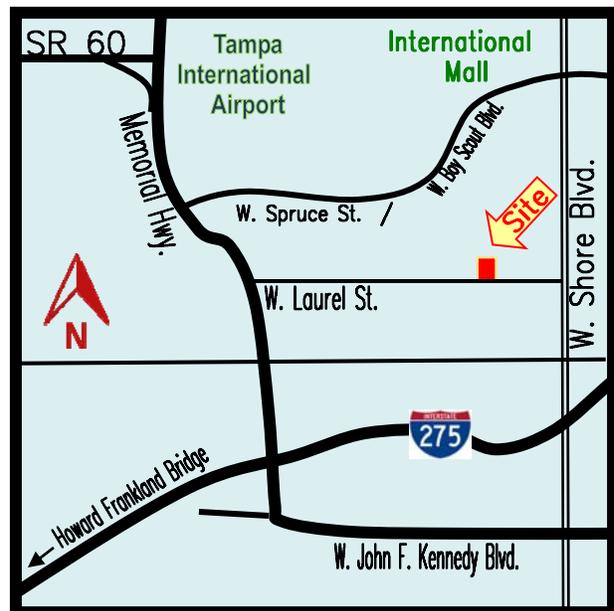
ADDRESS: 4913 W. Laurel St.
       Tampa, FL 33607

LAND AREA: 37,395 SF
DIMENSIONS: 135' X 280'

IMPROVEMENTS: 20,850 SF

YEAR BUILT: 1981

CLEAR CEILING HEIGHT: 12'

PARKING: 60 Spaces

PRESENT USE: Office / Retail

MORTGAGE HOLDER: Flagship Bank

PRICE: $5,800,000

LOCATION: Property is located south of Spruce/ Boy Scout Blvd., in between O'Brien St & Westshore Blvd. on the N. side of W. Laurel St.

ZONING: M-AP-1 - Airport Compatibility District
LAND USE: M-AP – Municipal Airport Compatibility
FLOOD ZONE: ' X' – No Flood Insurance Required

LEGAL DESCRIPTION: Lengthy, in listing file

UTILITIES: Electric – TECO Electric
Water/Sewer/Trash – Hillsborough County

TAXES: $53,377.40 (2022)

FOLIO #: 112029-0200

TERMS: Cash

NOTES: Extremely hard to find Freestanding office/warehouse for sale in the middle of the Westshore Business district. Total building size is 20,850/SF with 10,608/SF of warehouse (currently rented until 10/31/23, paying $11,995/per month). There is 10,242/SF of office, currently vacant. The building is fully air conditioned, 17ft clear height, heavy 3 phase power, two 14ft high grade level overhead doors with dock levelers, backup generator and more. The office is nicely appointed after being renovated in 2020 with a glass conference room, new break room, six restrooms, multiple points of ingress, egress and more. Call today to schedule a showing!

KEY HOOK #: None   **ASSOCIATE**: Larry Gilbert
K&H SIGNAGE: 3 x 4 (2)   **LISTING CODE**: SI-1609-3-31
SHOWING INFORMATION: Call Listing Associate to schedule all showings.

WEST LAUREL STREET